155.0	0005	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	574,200 / 574,200
					USE VALUE:	574,200 / 574,200
					ASSESSED:	574,200 / 574,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
867		CONCORD TPKE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DICESARE FRANK S
Owner 2:	
Owner 3:	
Street 1:	867 CONCORD TPKE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DICESARE FRANK S -
Owner 2:	-
Street 1:	867 CONCORD TPKE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476-7300

NARRATIVE DESCRIPTION

This parcel contains 5,662 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1940, having primarily Aluminum Exterior and 1155 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5662.000	145,500	4,000	424,700	574,200
Total Card	0.130	145,500	4,000	424,700	574,200
Total Parcel	0.130	145,500	4,000	424,700	574,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 497.14 | /Parcel: 497.1

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 103435

GIS Ref

GIS Ref

Insp Date 01/13/09

PREVIOUS ASSESSMENT

Parcel ID 155.0-0005-0011.0

!12184!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	145,500	4000	5,662.	424,700	574,200	574,200	Year End Roll	12/18/2019
2019	101	FV	138,600	4000	5,662.	398,200	540,800	540,800	Year End Roll	1/3/2019
2018	101	FV	138,600	4000	5,662.	329,100	471,700	471,700	Year End Roll	12/20/2017
2017	101	FV	138,600	4000	5,662.	302,600	445,200	445,200	Year End Roll	1/3/2017
2016	101	FV	138,600	4000	5,662.	276,100	418,700	418,700	Year End	1/4/2016
2015	101	FV	129,700	4000	5,662.	270,700	404,400	404,400	Year End Roll	12/11/2014
2014	101	FV	129,700	4000	5,662.	251,600	385,300	385,300	Year End Roll	12/16/2013
2013	101	FV	129,700	4000	5,662.	239,400	373,100	373,100		12/13/2012

PRINT

Date	Time
12/11/20	02:17:35

LAST REV

Date	Time
01/20/09	13:15:29

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12184

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PRESCOTT LULE	30219-511		5/27/1999	Family	205,000	No	No		
	6430-54		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
1/13/2009	Measured	372	PATRIOT
1/29/2000	Inspected	263	PATRIOT
12/7/1999	Mailer Sent		
11/24/1999	Measured	256	PATRIOT
7/12/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	103435
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5662		Sq. Ft.	Site		0	80.	0.94	9			Med. Tr	-10					424,700						424,700	

Total AC/HA: 0.12998 | Total SF/SM: 5662 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 424,700 | Spl Credit | Total: 424,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:	L - Location	10.	%
Special:			%
Override:			%
	Total:	42.04	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	140.318
Other Features:	55250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	251030
Depreciation:	105533
Depreciated Total:	145497

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB

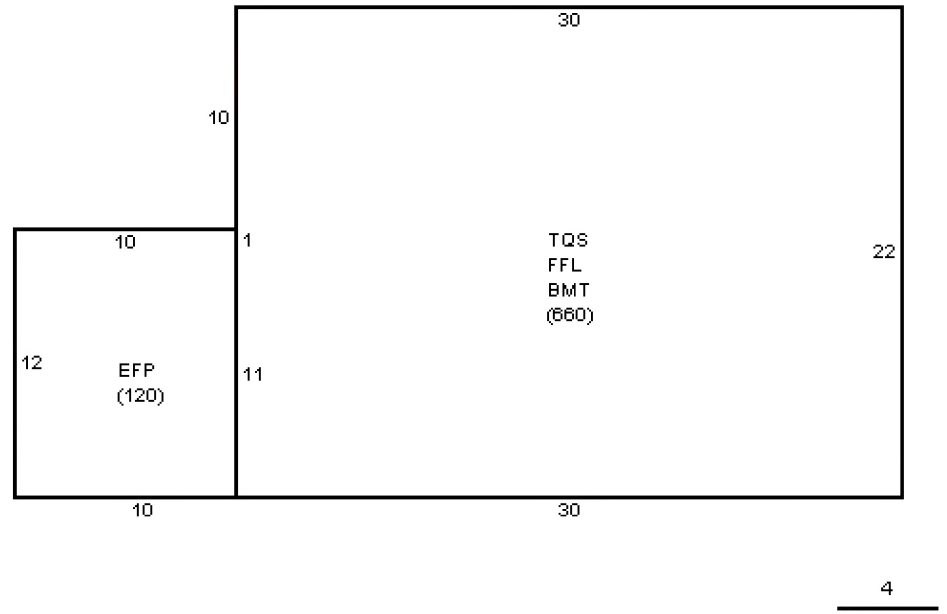
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	M
Totals			
1	6	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	140.32
Special Features:	0	Val/Su Net:	75.19
Final Total:	145500	Val/Su SzAd	125.97

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	660	42.100	27,783
FFL	First Floor	660	140.320	92,610
TQS	3/4 Story	495	140.320	69,458
EFP	Enclos Porch	120	49.410	5,929

Net Sketched Area:	1,935			Total:	195,780
Size Ad	1155	Gross Are	2100	FinArea	1155

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 155.0-0005-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	14X20	A	AV	1940	23.93	T	40	101			4,000			4,000

More:	N	Total Yard Items:	4,000	Total Special Featues:	Total: 4,000